



*Brian Harkins
Estate Agents*

180 AUCHENBOTHIE ROAD, PORT GLASGOW, PA14 6JE

OFFERS OVER £118,000

C/TAX BAND: A

3 BEDROOM HOUSE - MID TERRACE

EPC BAND:D

Deceptively spacious MID TERRACED VILLA offering a fantastic family home. The rarely available larger style three bedroom accommodation with enclosed rear garden. Well presented throughout. Close to local schooling and Transport links.

The accommodation comprises of A Welcoming Reception Hallway with Storage cupboard, W.C. with two piece white suite, under stair Storage Area, Laminate flooring throughout.

Bright and Stylish Lounge with feature picture window to front and rear, Family Dining Kitchen with floor and wall mounted units, Electric Hob, further three storage cupboards, feature Patio Doors overlooking rear garden, Laminate flooring throughout.

On the upper landing there is three good sized Double Bedrooms one with built in storage cupboard. Loft Access.

Family Bathroom with two piece white suite and wet room walk in shower with Electric Shower, Wet Wall Paneling throughout.

The rear garden is laid mainly to Terraced lawn with Decking area and surrounding fitted timber fencing. Views over countryside.

There is an extensive communal residents car parking located at the front of the property.

The specification of this property includes Gas Central Heating and Double Glazing.

Immediate inspection is essential for this outstanding sized family accommodation and the locale that is on offer.

Lounge

10'3" x 17'5" (3.14m x 5.32m)



Dining Kitchen

19'7" x 11'0" (5.99m x 3.37m)



W.C.

5'1" x 2'9" (1.57m x 0.84m)



Bedroom 1

17'0" x 9'1" (5.20m x 2.77m)



Bedroom 2

9'8" x 11'11" (2.96m x 3.64m)



Bedroom 3
 10'9" x 9'8" (3.29m x 2.95m)



Bathroom
 7'1" x 6'1" (2.16m x 1.87m)



IMPORTANT NOTE TO PURCHASERS:
 MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.



